

Ref

QUITCLAIM DEED
With Covenant

000946

KNOW ALL MEN BY THESE PRESENTS, That I, Gladys C. Estabrook, individually, and in my capacity as personal representative of the Estate of E. Preston Estabrook, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR and other valuable consideration paid by Trafton Properties, Inc., a corporation duly organized and existing under the laws of the State of Maine, whose mailing address is Trafton Road, Waterville, Maine, the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Trafton Properties, Inc., its successors and assigns forever,

TRANSFER
TAX
PAID

A certain lot or parcel of land located westerly of the Second Rangeway in Waterville, Kennebec County and said State of Maine and further bounded and described as follows, to wit:

Northwesterly, by the town line between Oakland and Waterville as depicted on the municipal tax maps in each town. Easterly, by the west line of the Second Rangeway. Southerly, by the town line between Sidney and Waterville as depicted on the municipal tax maps in each town.

The herein described parcel of land contains seventeen acres (17 Ac.), more or less, and is triangular in shape.

Also, any claim the Grantor may have to land in the Second Rangeway between the above described parcel of land, and other land to be conveyed to the herein Grantee, by the herein Grantor.

The herein described parcel was conveyed by several deeds from various grantors. The deeds of reference are: Robert M. McLellan and Annie M. McLellan to E. Preston Estabrook and Gladys C. Estabrook dated September 18, 1963, and recorded in the Kennebec County Registry of Deeds in Book 1342, Page 314; from Robert Champagne and Zilda L. Champagne to Preston E. Estabrook and Gladys C. Estabrook dated February 21, 1969, and recorded in the Kennebec County Registry of Deeds in Book 1488, Page 405; from Irene Fotel to E. Preston Estabrook and Gladys C. Estabrook dated May 24, 1960, and recorded in the Kennebec County Registry of Deeds in Book 1192, Page 161; and from Eben P. Estabrook and Gladys C. Estabrook to Eben P. Estabrook and Gladys C. Estabrook dated August 11, 1955, and recorded in the Kennebec County Registry of Deeds in Book 1011, Page 124. E. Preston Estabrook, Preston E. Estabrook, and Ezra P. Estabrook are the same person.

3-0-10

4-0-1

4-0-2

4-0-3

4-0-4

5-0-1

5-0-2

5-0-3

5-0-5

9-0-1 ✓

10-0-1

10-0-2

13-0-3

14-0-2

15-0-1

18-0-1

19-0-6

New #15

5-10

4-10

4-20

6-20

10-20

10-30

10-10

5-10

10-50

15-20

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Trafton Properties, Inc., its successors and assigns forever.

AND I DO COVENANT with the said Grantee, its successors and assigns, that I shall and will warrant and defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under Gladys C. Estabrook.

IN WITNESS WHEREOF, I, the said Gladys C. Estabrook, individually, and in my capacity as personal representative of the Estate of E. Preston Estabrook, joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 15th day of January, 1988.

Signed, Sealed and Delivered
in presence of

Ronald L. Bishop, Esq. Gladys C. Estabrook
GLADYS C. ESTABROOK

STATE OF MAINE
Kennebec, ss.

January 15, 1988

Then personally appeared the above named Gladys C. Estabrook, and acknowledged the foregoing instrument to be her free act and deed, in her individual capacity, and as personal representative of the Estate of E. Preston Estabrook. Before me,

Ronald L. Bishop, Esq.
Notary Public/Attorney at Law
Ronald L. Bishop

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